Yellowknife Apartment Survey

December 1984 - December 1985

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Bureau of Statistics
Government of the Northwest Territories
July 1986

Yellowknife Apartment Survey
December 1984 - December 1985

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SYMBOLS AND ABBREVIATIONS

- nil or zero	(%) percent
(no.) number	($) dollars

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INTRODUCTION

The Bureau of Statistics has undertaken the Yellowknife apartment survey quarterly since June 1980. This survey provides a detailed inventory of apartments in Yellowknife, indicates the availability of apartments for rent, and provides information on rents charged. Only the apartment sector of the rental housing market is included in this survey; it does not include houses, row housing or other forms of rental accommodation.

Information collected by this survey is used to produce quarterly reports on the Yellowknife apartment market as well as this annual report. In addition, the data is provided quarterly to Statistics Canada for use in the calculation of the Yellowknife Consumer Price Index.

Detail presented in this report covers the period December 1984 through December 1985. Included is information on the Yellowknife apartment stock, its characteristics, vacancies and rent charged. In addition, an apartment rental price index has been developed and is included for the first time. The appendixes provide an historical summary, detailed statistics for each survey month for December 1984-85, a methodological report and a list of apartments surveyed.

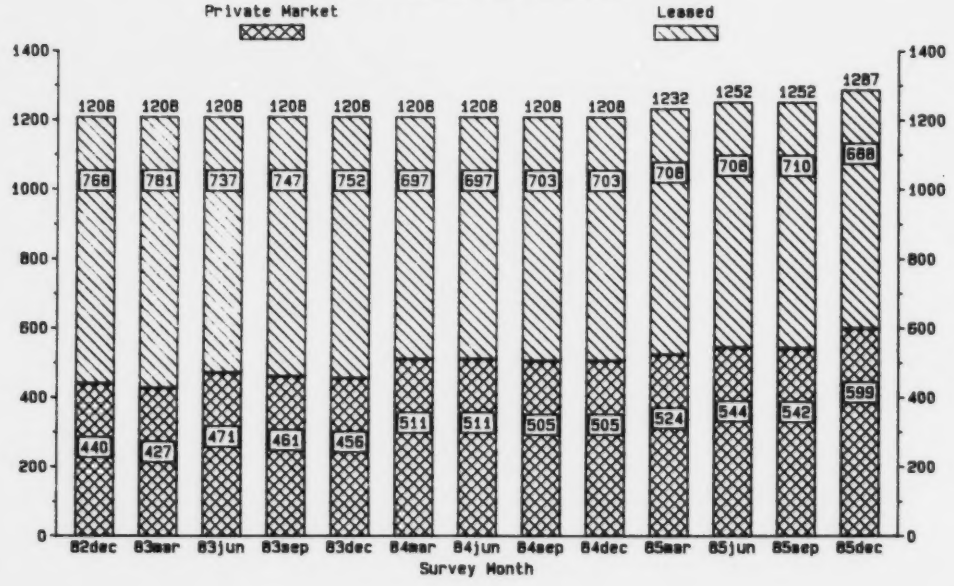
INVENTORY

During 1985 three new apartment blocks opened in Yellowknife, increasing the number of apartment blocks included in the rental survey from 35 to 38. (See list of apartment blocks surveyed in Appendix D.) As shown in Table 1 below, this addition of three blocks resulted in an increase in the number of apartment units surveyed from 1208 to 1287 (6.5 percent). During this same period, the proportion of units on the private market (leased or available for rent by individuals) increased from 42 to 47 percent, with 599 apartments being on the private market in December 1985. Leased units, apartments leased by governments or private companies for their employees or for public housing, continue to account for more than one-half of all units.

Table 1. APARTMENT UNITS, by Market Type
Yellowknife, December 1984 to December 1985

	All Units	Private Market	Leased
		(no.)	
1985 December	1287	599	688
September	1252	542	710
June	1252	544	708
March	1232	524	708
1984 December	1208	505	703

Figure 1
APARTMENT UNITS, by Market Type
Yellowknife, December 1982 to December 1985



LEASED APARTMENTS

In December 1985, 688 apartments (53 percent of all units) were leased by private companies or governments for their employees or for public housing (see Table 2). Private companies continued to hold the largest proportion of leased units - 49 percent (338 of 688 leased units). The Territorial government held 37 percent of leased units and the Federal government 14 percent.

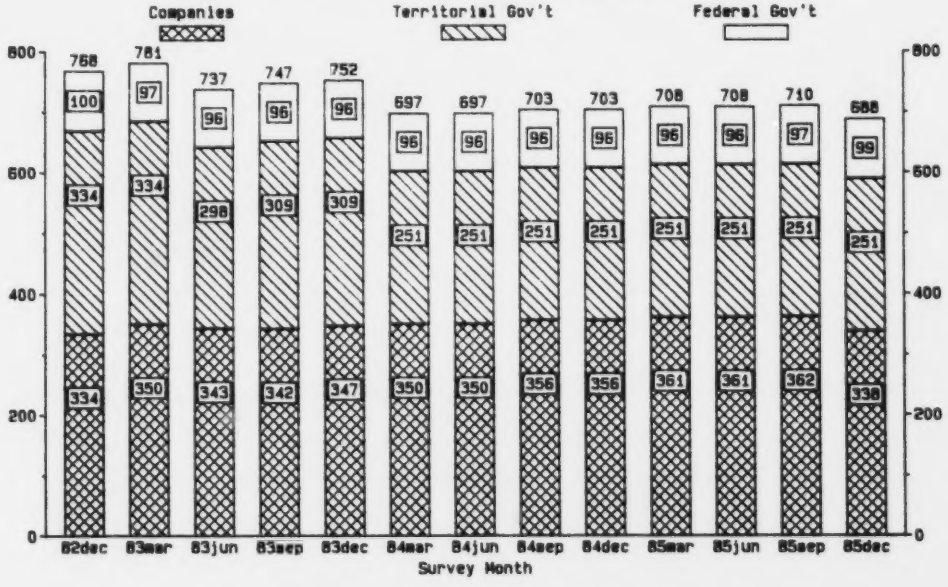
Table 2. LEASED APARTMENT UNITS, by Lessee and Size of Unit
Yellowknife, December 1985

	All Sizes	Bach-elor	One BR	Two BR	Three BR	Four BR
			(no.)			
Leased	688	45	291	279	70	3
Companies	338	41	100	167	29	1
Territorial Government	251	4	111	93	41	2
Federal Government	99	-	80	19	-	-

Note: Territorial Government total includes 20 units leased for public housing.

The distribution of leased apartments among companies and the Territorial and Federal governments is illustrated in Figure 2.

Figure 2
LEASED APARTMENT UNITS, by Lessee
Yellowknife, December 1982 to December 1985



PRIVATE MARKET APARTMENTS

The information in Table 3 indicates that by December 1985 the number of apartments available for rent directly by individuals (private market) rose by almost 100 to 599 units (47 percent of apartments). This increase is due in large part to the fact that 68 of the 79 new apartments added to the Yellowknife market were available for rent on the private market. The remaining increase resulted from leases being dropped by private companies.

Table 3. PRIVATE MARKET APARTMENT UNITS, by Size of Unit
Yellowknife, December 1984 to December 1985

	All Sizes	Bach-elor	One BR	Two BR	Three BR	Four BR
			(no.)			
1985 December	599	79	292	170	53	5
September	542	68	260	156	53	5
June	544	69	261	156	53	5
March	524	57	253	156	53	5
1984 December	505	52	245	150	53	5

VACANCIES

No vacant apartments were available for rent during any of the survey months between December 1984 and December 1985 (see Table 4). This is the continuation of a trend that has seen a vacancy rate of less than one percent for Yellowknife apartments since June 1981.

Table 4. VACANT APARTMENT UNITS, by Size of Unit
Yellowknife, December 1984 to December 1985
(Private Market)

	All	Bach-elor	One BR	Two BR	Three BR	Four BR
			(no.)			
1985 December	-	-	-	-	-	-
September	-	-	-	-	-	-
June	-	-	-	-	-	-
March	-	-	-	-	-	-
1984 December	-	-	-	-	-	-

RENTS

Rental price details, included in Table 5, indicate that for December 1985 the average rent charged for all apartments on the private market was $723, ranging from a minimum of $420 to a maximum of $1,133 per month. When classified by size of unit, average apartment rent varied between $535 for bachelor apartments and $940 for four bedroom units.

Table 5. AVERAGE, MINIMUM AND MAXIMUM RENT, by Size of Unit
Yellowknife, December 1985
(Private Market)

	All Sizes	Bach-elor	One BR	Two BR	Three BR	Four BR
				($)		
Average	723	535	696	810	856	940
Minimum	420	420	450	600	795	940
Maximum	1,133	800	967	1,133	955	940

The apartment rental price index, outlined in Table 6, shows that between December 1984 and December 1985 rental prices charged for all apartment units considered together increased by 9 percent. Rent increases were the least for four bedroom apartments (5 percent) and the most for one bedroom apartments (10 percent).

Table 6. APARTMENT RENTAL PRICE INDEXES
Yellowknife, December 1984 to December 1985

	All Sizes	Bach-elor	One BR	Two BR	Three BR	Four BR
			(December 1982 = 100)			
1985 December	124.6	111.6	126.5	127.4	122.5	121.3
September	120.4	108.2	122.1	122.1	121.1	121.3
June	116.6	106.1	117.6	119.2	115.8	116.1
March	116.6	106.1	117.6	119.2	115.8	116.1
1984 December	114.2	105.4	114.7	116.3	115.1	116.1
				(%)		
Change Dec 85/Dec 84	9.1	5.9	10.3	9.5	6.4	4.5

APPENDIX A
HISTORICAL SUMMARY

Table A1. APARTMENT UNITS, by Market Type
Yellowknife, December 1982 to December 1985

	All Units	Private Market	Leased
		(no.)	
1985 December	1287	599	688
September	1252	542	710
June	1252	544	708
March	1232	524	708
1984 December	1208	505	703
September	1208	505	703
June	1208	511	697
March	1208	511	697
1983 December	1208	456	752
September	1208	461	747
June	1208	471	737
March	1208	427	781
1982 December	1208	440	768

Table A2. VACANT APARTMENT UNITS, by Size of Unit
Yellowknife, December 1982 to December 1985
(Private Market)

	All Sizes	Bach-elor	One BR	Two BR	Three BR	Four BR
				(no.)		
1985 December	-	-	-	-	-	-
September	-	-	-	-	-	-
June	-	-	-	-	-	-
March	-	-	-	-	-	-
1984 December	-	-	-	-	-	-
September	-	-	-	-	-	-
June	-	-	-	-	-	-
March	1	-	1	-	-	-
1983 December	2	1	1	-	-	-
September	1	-	1	-	-	-
June	1	1	-	-	-	-
March	2	-	1	1	-	-
1982 December	4	-	4	-	-	-

Table A3. PERCENTAGE VACANCIES, by Size of Unit
Yellowknife, December 1982 to December 1985
(Private Market)

	All Sizes	Bachelor	One BR	Two BR	Three BR	Four BR
				(%)		
1985 December	-	-	-	-	-	-
September	-	-	-	-	-	-
June	-	-	-	-	-	-
March	-	-	-	-	-	-
1984 December	-	-	-	-	-	-
September	-	-	-	-	-	-
June	-	-	-	-	-	-
March	0.2	-	0.4	-	-	-
1983 December	0.4	1.7	0.5	-	-	-
September	0.2	-	0.5	-	-	-
June	0.2	2.0	-	-	-	-
March	0.5	-	0.5	0.7	-	-
1982 December	0.9	-	2.2	-	-	-

Table A4. APARTMENT RENTAL PRICE INDEXES
Yellowknife, December 1982 to December 1985

	All Sizes	Bachelor	One BR	Two BR	Three BR	Four BR
			(December 1982 = 100)			
1985 December	124.6	111.6	126.5	127.4	122.5	121.3
September	120.4	108.2	122.1	122.1	121.1	121.3
June	116.6	106.1	117.6	119.2	115.8	116.1
March	116.6	106.1	117.6	119.2	115.8	116.1
1984 December	114.2	105.4	114.7	116.3	115.1	116.1
September	111.1	102.3	111.8	112.2	113.8	116.1
June	108.2	102.3	107.8	109.0	113.2	116.1
March	106.8	102.3	107.5	107.7	105.5	104.9
1983 December	105.0	102.0	105.2	105.7	105.0	104.9
September	103.4	100.3	103.6	103.8	104.2	104.9
June	103.2	100.0	103.4	103.6	104.2	104.9
March	100.0	100.0	100.0	100.0	100.0	100.0
1982 December	100.0	100.0	100.0	100.0	100.0	100.0

APPENDIX B
QUARTERLY SURVEY DETAILS

Table B1. APARTMENT UNITS, by Market Type, Type and Size of Unit
Yellowknife, December 1985

	All Sizes	Bach-elor	One BR	Two BR	Three BR	Four BR
			(no.)			
All Units	1,287	124	583	449	123	8
Unfurnished Units	1,172	105	523	415	121	8
Electricity Included	711	85	291	233	94	8
Electricity Not Included	461	20	232	182	27	-
Furnished Units	115	19	60	34	2	-
Electricity Included	46	7	29	8	2	-
Electricity Not Included	69	12	31	26	-	-
Private Market	599	79	292	170	53	5
Unfurnished Units	562	62	274	168	53	5
Electricity Included	425	47	202	120	51	5
Electricity Not Included	137	15	72	48	2	-
Furnished Units	37	17	18	2	-	-
Electricity Included	18	6	12	-	-	-
Electricity Not Included	19	11	6	2	-	-
Leased	688	45	291	279	70	3
Unfurnished Units	610	43	249	247	68	3
Electricity Included	286	38	89	113	43	3
Electricity Not Included	324	5	160	134	25	-
Furnished Units	78	2	42	32	2	-
Electricity Included	28	1	17	8	2	-
Electricity Not Included	50	1	25	24	-	-

Table B2. LEASED APARTMENT UNITS, by Lessee and Size of Unit
Yellowknife, December 1985

	All Sizes	Bach-elor	One BR	Two BR	Three BR	Four BR
			(no.)			
Leased	688	45	291	279	70	3
Companies	338	41	100	167	29	1
Territorial Government	251	4	111	93	41	2
Federal Government	99	-	80	19	-	-

Note: Territorial Government total includes 20 units leased for public housing.

Table B3. AVERAGE, MINIMUM AND MAXIMUM RENT, by Size of Unit
Yellowknife, December 1985
(Private Market)

	All Sizes	Bach-elor	One BR	Two BR	Three BR	Four BR
				($)		
Average	723	535	696	810	856	940
Minimum	420	420	450	600	795	940
Maximum	1,133	800	967	1,133	955	940

Table B4. APARTMENT UNITS, by Market Type, Type and Size of Unit
Yellowknife, September 1985

	All Sizes	Bach-elor	One BR	Two BR	Three BR	Four BR
			(no.)			
All Units	1,252	121	559	441	123	8
Unfurnished Units	1,090	102	479	380	121	8
Electricity Included	698	85	282	229	94	8
Electricity Not Included	392	17	197	151	27	-
Furnished Units	162	19	80	61	2	-
Electricity Included	59	7	38	12	2	-
Electricity Not Included	103	12	42	49	-	-
Private Market	542	68	260	156	53	5
Unfurnished Units	487	50	233	146	53	5
Electricity Included	402	38	193	115	51	5
Electricity Not Included	85	12	40	31	2	-
Furnished Units	55	18	27	10	-	-
Electricity Included	27	7	16	4	-	-
Electricity Not Included	28	11	11	6	-	-
Leased	710	53	299	285	70	3
Unfurnished Units	603	52	246	234	68	3
Electricity Included	296	47	89	114	43	3
Electricity Not Included	307	5	157	120	25	-
Furnished Units	107	1	53	51	2	-
Electricity Included	32	-	22	8	2	-
Electricity Not Included	75	1	31	43	-	-

Table B5. LEASED APARTMENT UNITS, by Lessee and Size of Unit
Yellowknife, September 1985

	All Sizes	Bach-elor	One BR	Two BR	Three BR	Four BR
			(no.)			
Leased	710	53	299	285	70	3
Companies	362	49	110	173	29	1
Territorial Government	251	4	111	93	41	2
Federal Government	97	-	78	19	-	-

Note: Territorial Government total includes 20 units leased for public housing.

Table B6. AVERAGE, MINIMUM AND MAXIMUM RENT, by Size of Unit
Yellowknife, September 1985
(Private Market)

	All Sizes	Bach-elor	One BR	Two BR	Three BR	Four BR
				($)		
Average	701	529	666	779	847	940
Minimum	420	420	450	600	795	940
Maximum	1,133	800	967	1,133	929	940

Table B7. APARTMENT UNITS, by Market Type, Type and Size of Unit
Yellowknife, June 1985

	All Sizes	Bach-elor	One BR	Two BR	Three BR	Four BR
			(no.)			
All Units	1,252	121	559	441	123	8
Unfurnished Units	1,090	102	479	380	121	8
Electricity Included	698	85	282	229	94	8
Electricity Not Included	392	17	197	151	27	-
Furnished Units	162	19	80	61	2	-
Electricity Included	59	7	38	12	2	-
Electricity Not Included	103	12	42	49	-	-
Private Market	544	69	261	156	53	5
Unfurnished Units	489	51	234	146	53	5
Electricity Included	403	38	194	115	51	5
Electricity Not Included	86	13	40	31	2	-
Furnished Units	55	18	27	10	-	-
Electricity Included	27	7	16	4	-	-
Electricity Not Included	28	11	11	6	-	-
Leased	708	52	298	285	70	3
Unfurnished Units	601	51	245	234	68	3
Electricity Included	295	47	88	114	43	3
Electricity Not Included	306	4	157	120	25	-
Furnished Units	107	1	53	51	2	-
Electricity Included	32	-	22	8	2	-
Electricity Not Included	75	1	31	43	-	-

Table B8. LEASED APARTMENT UNITS, by Lessee and Size of Unit
Yellowknife, June 1985

	All Sizes	Bach-elor	One BR	Two BR	Three BR	Four BR
			(no.)			
Leased	708	52	298	285	70	3
Companies	361	48	110	173	29	1
Territorial Government	251	4	111	93	41	2
Federal Government	96	-	77	19	-	-

Note: Territorial Government total includes 20 units leased for public housing.

Table B9. AVERAGE, MINIMUM AND MAXIMUM RENT, by Size of Unit
Yellowknife, June 1985
(Private Market)

	All Sizes	Bach-elor	One BR	Two BR	Three BR	Four BR
				($)		
Average	680	520	642	762	811	900
Minimum	420	420	450	600	695	900
Maximum	1,133	800	967	1,133	929	900

Table B10. APARTMENT UNITS, by Market Type, Type and Size of Unit
Yellowknife, March 1985

	All Sizes	Bach-elor	One BR	Two BR	Three BR	Four BR
			(no.)			
All Units	1,232	109	551	441	123	8
Unfurnished Units	1,070	90	471	380	121	8
Electricity Included	698	85	282	229	94	8
Electricity Not Included	372	5	189	151	27	-
Furnished Units	162	19	80	61	2	-
Electricity Included	59	7	38	12	2	-
Electricity Not Included	103	12	42	49	-	-
Private Market	524	57	253	156	53	5
Unfurnished Units	469	39	226	146	53	5
Electricity Included	403	38	194	115	51	5
Electricity Not Included	66	1	32	31	2	-
Furnished Units	55	18	27	10	-	-
Electricity Included	27	7	16	4	-	-
Electricity Not Included	28	11	11	6	-	-
Leased	708	52	298	285	70	3
Unfurnished Units	601	51	245	234	68	3
Electricity Included	295	47	88	114	43	3
Electricity Not Included	306	4	157	120	25	-
Furnished Units	107	1	53	51	2	-
Electricity Included	32	-	22	8	2	-
Electricity Not Included	75	1	31	43	-	-

Table B11. LEASED APARTMENT UNITS, by Lessee and Size of Unit
Yellowknife, March 1985

	All Sizes	Bach-elor	One BR	Two BR	Three BR	Four BR
			(no.)			
Leased	708	52	298	285	70	3
Companies	361	48	110	173	29	1
Territorial Government	251	4	111	93	41	2
Federal Government	96	-	77	19	-	-

Note: Territorial Government total includes 20 units leased for public housing.

Table B12. AVERAGE, MINIMUM AND MAXIMUM RENT, by Size of Unit
Yellowknife, March 1985
(Private Market)

	All Sizes	Bach-elor	One BR	Two BR	Three BR	Four BR
				($)		
Average	680	498	639	762	811	900
Minimum	420	420	450	600	695	900
Maximum	1,133	800	967	1,133	929	900

Table B13. APARTMENT UNITS, by Market Type, Type and Size of Unit
Yellowknife, December 1984

	All Sizes	Bach-elor	One BR	Two BR	Three BR	Four BR
			(no.)			
All Units	1,208	103	539	435	123	8
Unfurnished Units	1,046	84	459	374	121	8
Electricity Included	674	79	270	223	94	8
Electricity Not Included	372	5	189	151	27	-
Furnished Units	162	19	80	61	2	-
Electricity Included	59	7	38	12	2	-
Electricity Not Included	103	12	42	49	-	-
Private Market	505	52	245	150	53	5
Unfurnished Units	450	34	218	140	53	5
Electricity Included	384	33	186	109	51	5
Electricity Not Included	66	1	32	31	2	-
Furnished Units	55	18	27	10	-	-
Electricity Included	27	7	16	4	-	-
Electricity Not Included	28	11	11	6	-	-
Leased	703	51	294	285	70	3
Unfurnished Units	596	50	241	234	68	3
Electricity Included	290	46	84	114	43	3
Electricity Not Included	306	4	157	120	25	-
Furnished Units	107	1	53	51	2	-
Electricity Included	32	-	22	8	2	-
Electricity Not Included	75	1	31	43	-	-

Table B14. LEASED APARTMENT UNITS, by Lessee and Size of Unit
Yellowknife, December 1984

	All Sizes	Bach-elor	One BR	Two BR	Three BR	Four BR
			(no.)			
Leased	703	51	294	285	70	3
Companies	356	47	106	173	29	1
Territorial Government	251	4	111	93	41	2
Federal Government	96	-	77	19	-	-

Note: Territorial Government total includes 20 units leased for public housing.

Table B15. AVERAGE, MINIMUM AND MAXIMUM RENT, by Size of Unit
Yellowknife, December 1984
(Private Market)

	All Sizes	Bach-elor	One BR	Two BR	Three BR	Four BR
			($)			
Average	657	466	614	731	806	900
Minimum	420	420	450	600	695	900
Maximum	929	650	715	800	929	900

APPENDIX C
METHODOLOGY

METHODOLOGY

1. Data Sources

Statistics presented in this report are based on data collected each quarter for Yellowknife apartment blocks. A list of the blocks included in the survey indicating the number of apartment units in each block is given in Appendix D.

The information collected for each apartment block includes:

(1) number of apartment units by type (furnished or unfurnished), by size (number of bedrooms) and by tenancy (leased, if by government or companies; or occupied or vacant, if on the private market);

(2) monthly rental charge by type and size of unit for apartments on the private market;

(3) utilities included in the rent (electricity, parking and cable TV);

(4) charges for parking when not included in the rent.

2. Classification of Apartments

All apartment units are classified by market type (private or leased), by type (furnished or unfurnished), by size (number of bedrooms) and by whether or not electricity is included in the rent.

In addition, apartments identified as leased are further classified by lessee:

(1) Companies;
(2) Territorial Government (includes public housing);
(3) Federal Government.

3. Vacancy Rates

Vacancy counts and rates are based on private market apartment units only. Apartments held under some form of leasing agreement by companies or governments are not available for rent by the general public and are therefore not included in the calculation of vacancy statistics.

4. Rents

Average, minimum and maximun rents are determined for each apartment size category on the private market. Adjustments made to rents in earlier reports (to account for differences resulting from cable TV being included in the rent and additional charges for parking) have not been used in the current calculations. In addition, for the first time, an average rent has been calculated for all apartments considered together. This statistic

represents "What rent is charged, on average, for an apartment on the private market in Yellowknife".

5. Apartment Rental Price Indexes

In this report, apartment rental price indexes are presented for the first time. These indexes are calculated for all private market apartments and for each size of unit (bachelor, one, two, three and four bedroom). The reference survey month for the price indexes is December 1982 = 100. An index value x points higher (or lower) than 100 indicates that rent for that particluar class of apartment in that survey month is x percent higher (or lower) than in December 1982.

The nature of the apartment market is such that apartment units can change from private market to being leased and vice versa between surveys. It is therefore necessary to compensate for these changes when calculating the rental price indexes. To accomplish this, two separate indexes are calculated for each survey month and then averaged to create a composite index. The first index is based on the distribution of private market apartments in the previous survey month and the second index is based on the distribution of private market apartments in the current survey month.

APPENDIX D
APARTMENT BLOCKS SURVEYED

Table D1. APARTMENT BLOCKS SURVEYED AND NUMBER OF UNITS
Yellowknife, December 1985

1. Bowling Green - 22
2. Burwash House - 25
3. Centennial Apartments - 12
4. Crestview Apartments - 20
5. Dorset Apartments - 30
6. Executive Apartments - 24
7. Forrest Drive Manor - 24
8. Fort Garry Apartments - 50
9. Franlkin House - 20
10. Fraser Arms East - 55
11. Fraser Arms West - 47
12. Fraser Tower - 99
13. Frobisher House - 26
14. Hudson House - 26
15. Juniper Apartments - 11
16. Lakeview Manor - 55
17. Lanky Court Apartments - 48
18. Mackenzie House - 24
19. Matonabee Manor - 12
20. Matonabee North Apartments - 24
21. Matonabee South Apartments - 24
22. McNiven Place - 71
23. Nordic Arms Apartments - 24
24. Norseman Apartments - 21
25. Northern United Place - 84
26. Parry House - 20
27. Polaris Apartments - 17
28. Ptarmigan Apartments - 50
29. Range Lake Manor - 35
30. Raven's Court Apartments - 58
31. Ridgeview North Apartments - 24
32. Ridgeview South Apartments - 24
33. Rockcliff Apartments - 32
34. Rockhill Apartments - 39
35. Rockridge Apartments - 32
36. Shaganappy Apartments - 50
37. Simpson House - 20
38. Yellowknife Apartments - 8